Return to:

OVERLAND TITLE COMPANY, LLC
814 EAST MEADE AVENUE
MADISON, TN 37115

New Owner & Send Tax Bills To:

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Upgrades LLC
4875 Olde Towne Parkway, Suite 50	P. O. Box 409
Marietta, GA 30068	Goodlettsville, TN 37072

File # 75005520
REO # 1267708
Parcel #082 040 169.00
Address: 812 W GREENWOOD AVE, NASHVILLE, TN 37206

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE1, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Upgrades LLC,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

Davidson County DEEDWARR
Recvd: 12/26/07 10:16 3 pgs
Fees:18.00 Taxes:188.70
20071226-0146999

WITNESS this the 19 day of October, 2007

WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-HE1
BY: WILSHIRE CREDIT CORPORATION
AS IT'S ATTORNEY IN FACT

B Smith
By:
Its: Authorized Signer

STATE OF Oregon)
COUNTY OF Washington)

Before me, the undersigned authority, S. Ouillette notary public of the State and County mentioned, personally appeared B. Smith who, upon oath, acknowledged him/herself to be Authorized Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE1, the within named bargainor, and that he/she as such authorized signer, being authorized to do so, executed the foregoing instrument in behalf of Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE1 as the authorized signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE1 and declared that he/she in his/her capacity as authorized signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE1

WITNESS my hand and seal at office this 19 day of Oct., 20 07.

S Ouillette
NOTARY PUBLIC

OFFICIAL SEAL
S. OUILLETTE
NOTARY PUBLIC-OREGON
COMMISSION NO. 416836
MY COMMISSION EXPIRES APRIL 29, 2011

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ 51,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 20 07.

Kathy J Byers
NOTARY PUBLIC
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT; LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT (S) 55, AS SHOWN ON THE MAP ENTITLED THORNBY PLACE, OF RECORD IN PLAT BOOK 332, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO HOWARD WEAR, A MARRIED MAN BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA, FANNIE MAE, BY DONNA GHASSEMI, VICE PRESIDENT, DATED MARCH 12,2004, RECORDED MARCH 17,2004, INSTRUMENT NUMBER 20040317-0030366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS IS IMPROVED PROPERTY ALSO KNOWN AS 812 WEST GREENWOOD AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book * at Page _____ in the aforesaid County and State.

* Instrument No. 20070424-0045544

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